

STATE OF CONNECTICUT
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
INFRASTRUCTURE AND REAL ESTATE PROJECTS

ENVIRONMENTAL ASSESSMENT CHECKLIST

Project ID No: _____ (issued by OPM)

Date: 11/19/2013	Staff Contact: Nelson Tereso
Municipality: Bethel	Project Name: Francis J. Clarke Industrial Park Expansion
Funding Source: TBD	State Funds: TBD
Type of State Agency Review	Stage 1 <u> X </u> Stage 2 <u> </u>

This assessment is being conducted in conformance to the department's Environmental Classification Document to determine CEPA obligations

Project Description: The Town of Bethel is seeking state financial assistance for the expansion of the existing Francis J. Clarke Industrial Park by extending an existing roadway (Trowbridge Drive) southerly in order to add approximately 10 acres of town-owned land which could result in the creation of up to 5 additional lots. The additional lots would be located on land in an area designated as a Priority Funding Area and a Balanced Priority Funding Area on the 2013-2018 State of Connecticut Conservation and Development (C&D) Locational Guide Map. The proposed activities include roadway and utility extension and other associated project costs.

Note: environmental remediation is a positive environmental impact, but not a CEPA activity.

RCSA sec. 22a-1a-3 Determination of environmental significance (direct/indirect)

1) *Impact on air and water quality or on ambient noise levels*

a) *Air*— No negatives impacts are anticipated.

Water Quality—

Wastewater from the Bethel sewer system is conveyed to the Danbury treatment plant. Their intermunicipal agreement with the city of Danbury is for 2 million gallons per day (MGD) of flow. Bethel is currently using between 1.0 and 1.1 MGD of that flow. The final plans and specifications for proposed sewer line extensions must be approved by the Municipal Facilities section of the Water Planning & Standards Division pursuant to section 22a-416 of the CGS before construction is initiated.

The 1983 CEPA review indentified concerns about potential impacts on the pond southeast of the existing industrial park and on other downstream waters. Although not conclusive, imagery available via the CT Environmental Conditions Online Aerial Photo Viewer suggests that the parcels closest to the pond may be contributing to runoff that is affecting water quality. The DEEP strongly supports the use of low

- impact development (LID) practices such as water quality swales and rain gardens for infiltration of stormwater on site. Stormwater discharges from construction sites where one or more acres are to be disturbed, regardless of project phasing, require a permit from the Permitting & Enforcement Division. The General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities (DEEP-WPED-GP-015) will cover these discharges.
- b) *Noise*— No negatives impacts are anticipated.
- 2) *Impact on a public water supply system or serious effects on groundwater, flooding, erosion, or sedimentation*
 - a) *Water Supply*— No negatives impacts are anticipated.
 - b) *Groundwater*— No negatives impacts are anticipated.
 - c) *Flooding*— The proposed expansion areas are not within the 100-year flood zone on the community's Flood Insurance Rate Map.
 - 3) *Disruption or alteration of an historic, archeological, cultural or recreational building, object, district, site or surroundings*— No negatives impacts are anticipated.
 - 4) *Effect on natural land resources and formations, including coastal and inland wetlands, and the maintenance of in-stream flows*— Existing wetlands and watercourses at the site should be delineated by a certified soil scientist. Any subsequent development, including both buildings and access roadways, should avoid regulated areas to the maximum extent practicable. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses. The local agency should be contacted regarding permit requirements. In order to protect wetlands and watercourses on and adjacent to the site, strict erosion and sediment controls should be employed during construction.
 - 5) *Effect on natural communities and upon critical species of animal or plant and their habitats: interference with the movement of any resident or migratory fish or wildlife species*— There are records of a number of protected species in the project area. The DEEP Wildlife Division recommends that an invertebrate biologist familiar with the habitat requirements of the northern metalmark conduct surveys. The DEEP Wildlife Division recommends that a herpetologist familiar with the habitat requirements of the Jefferson salamander and eastern box turtle conduct surveys. The DEEP Wildlife Division recommends that botanical field surveys be conducted to identify the current distribution of state-listed species within the proposed project site.
 - 6) *Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to create extensive detrimental environmental impact*— No negatives impacts are anticipated.
 - 7) *Substantial aesthetic or visual effects*— No negatives impacts are anticipated.

- 8) *Inconsistency with the written and/or mapped policies of the statewide Plan of Conservation and Development and such other plans and policies developed or coordinated by the Office of Policy and Management or other agency—*

The Locational Guide Map of the State of Connecticut Conservation and Development Policies Plan 2013-2018 (the Plan) indicates that the areas of industrial park expansion are within a Balanced Priority Funding Area and a Priority Funding Area. Since this proposal is seeking to receive state funding, the action must be consistent with the policies of the Plan. The Balanced Priority Funding Area is so categorized because of the conservation value associated with the public water supply watershed. Therefore, a proposal for developing within the Balanced Priority Funding Area must be consistent with the policies of Growth Management Principle #5, Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety. These policies include:

- Utilize an integrated watershed management approach to ensure that high quality existing and potential sources of public drinking water are maintained for human consumption.
- Minimize the impacts of development on drinking water sources by utilizing development forms and densities that limit impervious surface coverage to 10% of the overall area to be developed and which preserves the most amount of land in a natural or undisturbed state.

- 9) *Disruption or division of an established community or inconsistency with adopted municipal or regional plans—* No negatives impacts are anticipated.
- 10) *Displacement or addition of substantial numbers of people—* No negatives impacts are anticipated.
- 11) *Substantial increase in congestion (traffic, recreational, other)—* No negatives impacts are anticipated.
- 12) *A substantial increase in the type or rate of energy use as a direct or indirect result of the action—* No negatives impacts are anticipated.
- 13) *The creation of a hazard to human health or safety—* No negatives impacts are anticipated.
- 14) *Any other substantial impact on natural, cultural, recreational or scenic resources—* No negatives impacts are anticipated.

Conclusion:

Conclusion: The applicant shall address the following concerns as a requirement for utilization of state funding for the proposed project:

- Stormwater discharges from construction sites where one or more acres are to be disturbed require a permit pursuant to 40 CFR 122.26.
- A certified soil scientist shall perform a reconnaissance of the site in order to confirm that

there are not any areas which would be regulated as wetlands or watercourses as defined by section 22a-38 (15) and (16) of the Connecticut General Statutes (CGS), respectively. If the reconnaissance identifies regulated areas, they should be delineated. Any development should avoid regulated areas to the maximum extent practicable.

- The following flora/fauna surveys shall be required and DEEP shall be consulted regarding implementation of mitigation measures:
 - A botanical field survey shall be conducted to identify the current distribution of state-listed species within the proposed project site.
 - An invertebrate biologist familiar with the habitat requirements of the northern metalmark conduct surveys shall perform a survey of the site.
 - A herpetologist familiar with the habitat requirements of the Jefferson salamander and eastern box turtle shall a survey of the site.

Recommendations:

The Department of Economic and Community Development does not recommend preparation of an Environmental Impact Evaluation to determine the extent of cumulative impacts associated with the proposed project.